



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	The Plum at Boca Pointe Condominium Nos. 1 through 5, 6-M, and 7 through 15, as described in the Declarations recorded as Document Nos. 85-078317, 85-053308, 85-105873, 85-216158, 85-281184, 85-083513, 86-093433, 86-193509, 86-235532, 86-316444, 87-065068, 87-238034, 87-190809, 88-039117, and 88-061649, in the Office of the Clerk of Circuit Court, Palm Beach County, Florida
	COMMUNITY NO.: 120192	
AFFECTED MAP PANEL	NUMBER: 1201920240B	
	DATE: 10/15/1982	
FLOODING SOURCE: SHALLOW FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.333, -80.148 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Plum at Boca Pointe, No. 1	6525-6567 Via Regina (odd addresses)	Structure (Bldgs 1-2)	B	16.2 feet	16.4 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Plum at Boca Pointe, No. 2	6633-6671 Via Regina (odd addresses)	Structure (Bldgs 3-4)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 2	6613-6631 Via Regina (odd addresses)	Structure (Building 5)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 4	6486-6500 Via Regina (even addresses)	Structure (Building 9)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 4	6654-6676 Via Regina (even addresses)	Structure (Building 11)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 5	6546-6556 Via Regina (even addresses)	Structure (Building 12)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 5	6522-6544 Via Regina (even addresses)	Structure (Building 13)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 5	6642-6652 Via Regina (even addresses)	Structure (Building 15)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 7	6558-6580 Via Regina (even addresses)	Structure (Building 14)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 9	6582-6640 Via Regina (even addresses)	Structure (Bldgs 16-18)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 8	6680-6688 Via Regina (even addresses)	Structure (Building 19)	B	16.2 feet	16.4 feet	--

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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Plum at Boca Pointe, No. 8	6694-6700 Via Regina (even addresses)	Structure (Building 20)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 8	6718-6726 Via Regina (even addresses)	Structure (Building 22)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 8	6734-6746 Via Regina (even addresses)	Structure (Building 23)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 8	6754-6762 Via Regina (even addresses)	Structure (Building 24)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 8	6766-6778 Via Regina (even addresses)	Structure (Building 25)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 10	6780-6830 Via Regina (even addresses)	Structure (Bldgs 26-30)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 10	6834-6846 Via Regina (even addresses)	Structure (Building 31)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 11	6673-6743 Via Regina (odd addresses)	Structure (Bldgs 32-34)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 12	6745-6759 Via Regina (odd addresses)	Structure (Bldgs 35-36)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 12	6761-6767 Via Regina (odd addresses)	Structure (Building 39)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 14	6821-6831 Via Regina (odd addresses)	Structure (Building 37)	B	16.2 feet	16.4 feet	--

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--	--	Plum at Boca Pointe, No. 14	6807-6819 Via Regina (odd addresses)	Structure (Building 38)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 14	6769-6775 Via Regina (odd addresses)	Structure (Building 40)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 15	6791-6805 Via Regina (odd addresses)	Structure (Bldgs 42-43)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 6-M	6485-6499 Via Regina (odd addresses)	Structure (Building 44)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 13	6501-6523 Via Regina (odd addresses)	Structure (Building 45)	B	16.2 feet	16.4 feet	--
--	--	Plum at Boca Pointe, No. 3	6569-6611 Via Regina (odd addresses)	Structure (Bldgs 6-8)	B	16.2 feet	16.4 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 28 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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